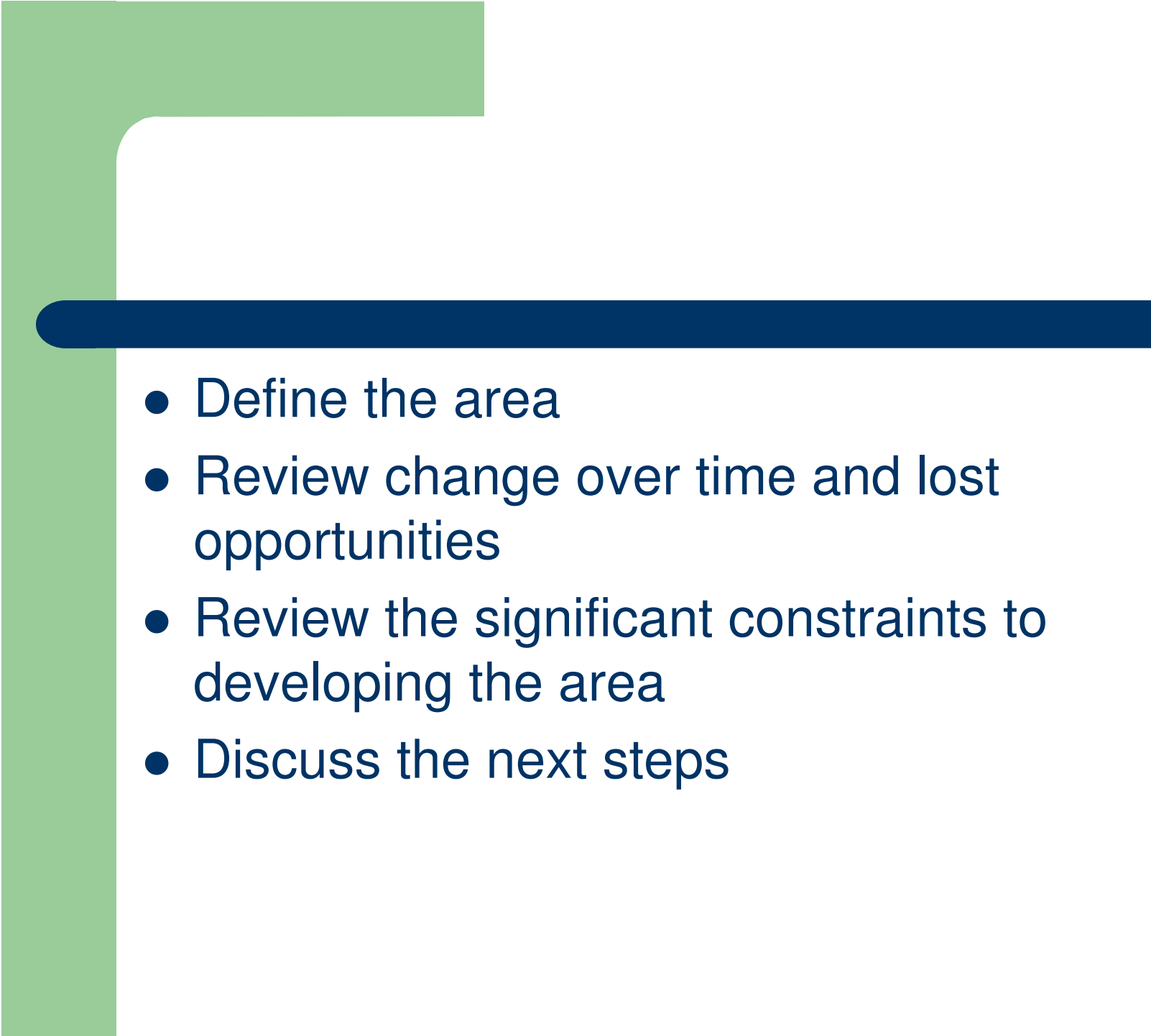


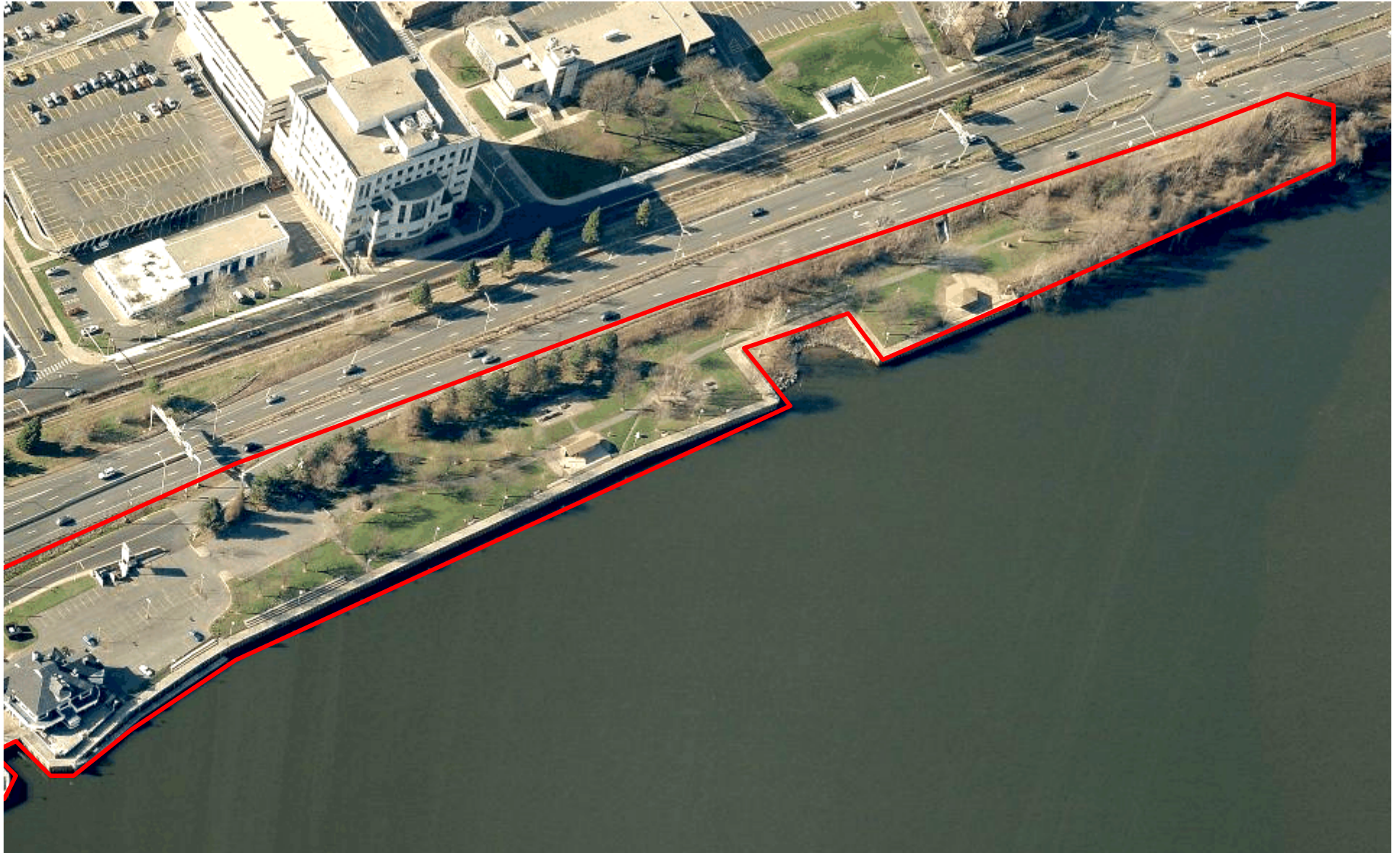
Riverfront Planning Presentation

City of Middletown
October 11th, 2011



- 
- Define the area
 - Review change over time and lost opportunities
 - Review the significant constraints to developing the area
 - Discuss the next steps

Harbor Park



Current Tunnel Under Route 9





The South Cove Area



Harbor Park and Street Under Route 9









Waste Treatment Plant and Omo Superfund Site





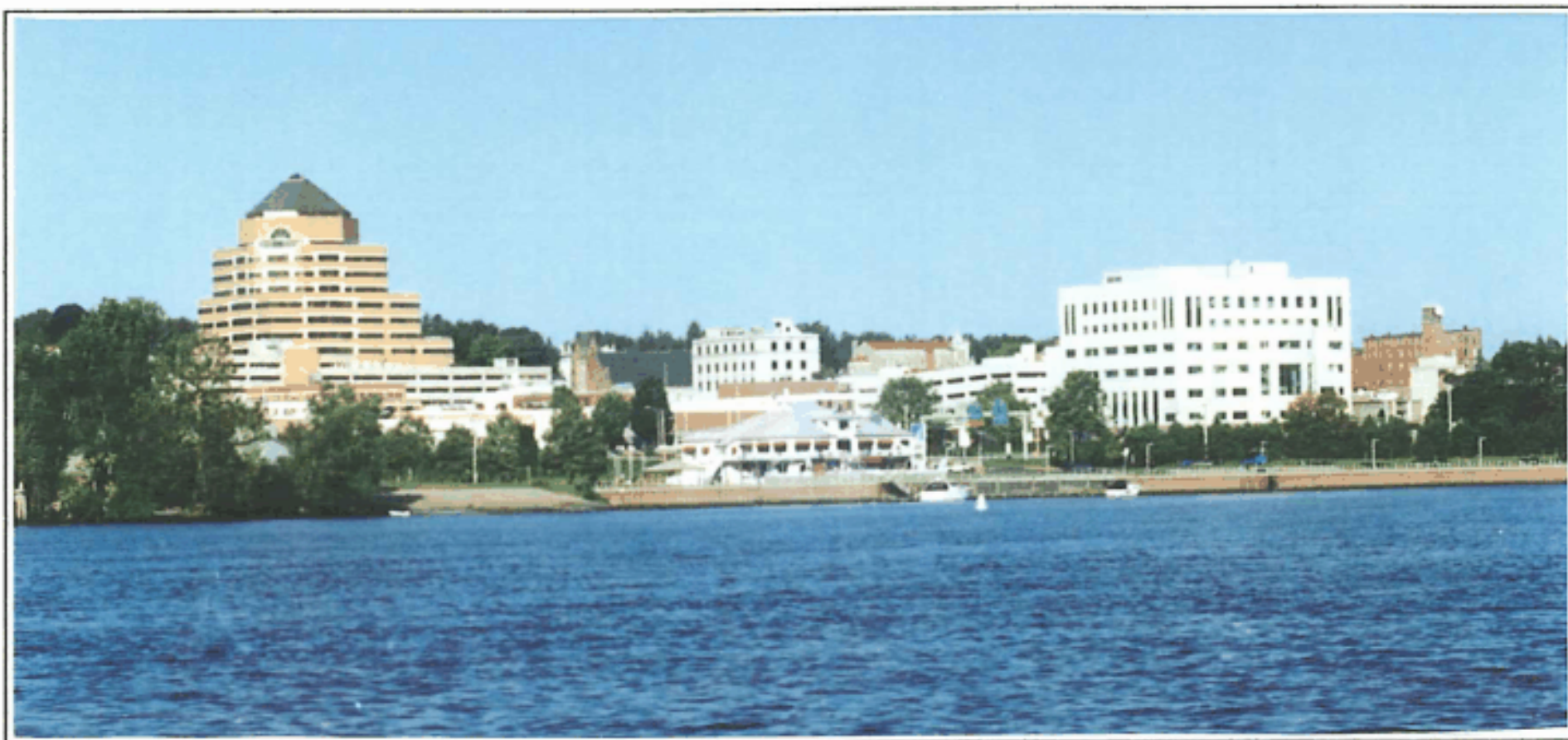












Downtown Middletown





Riverfront Park







Aerial Photos & lost opportunities



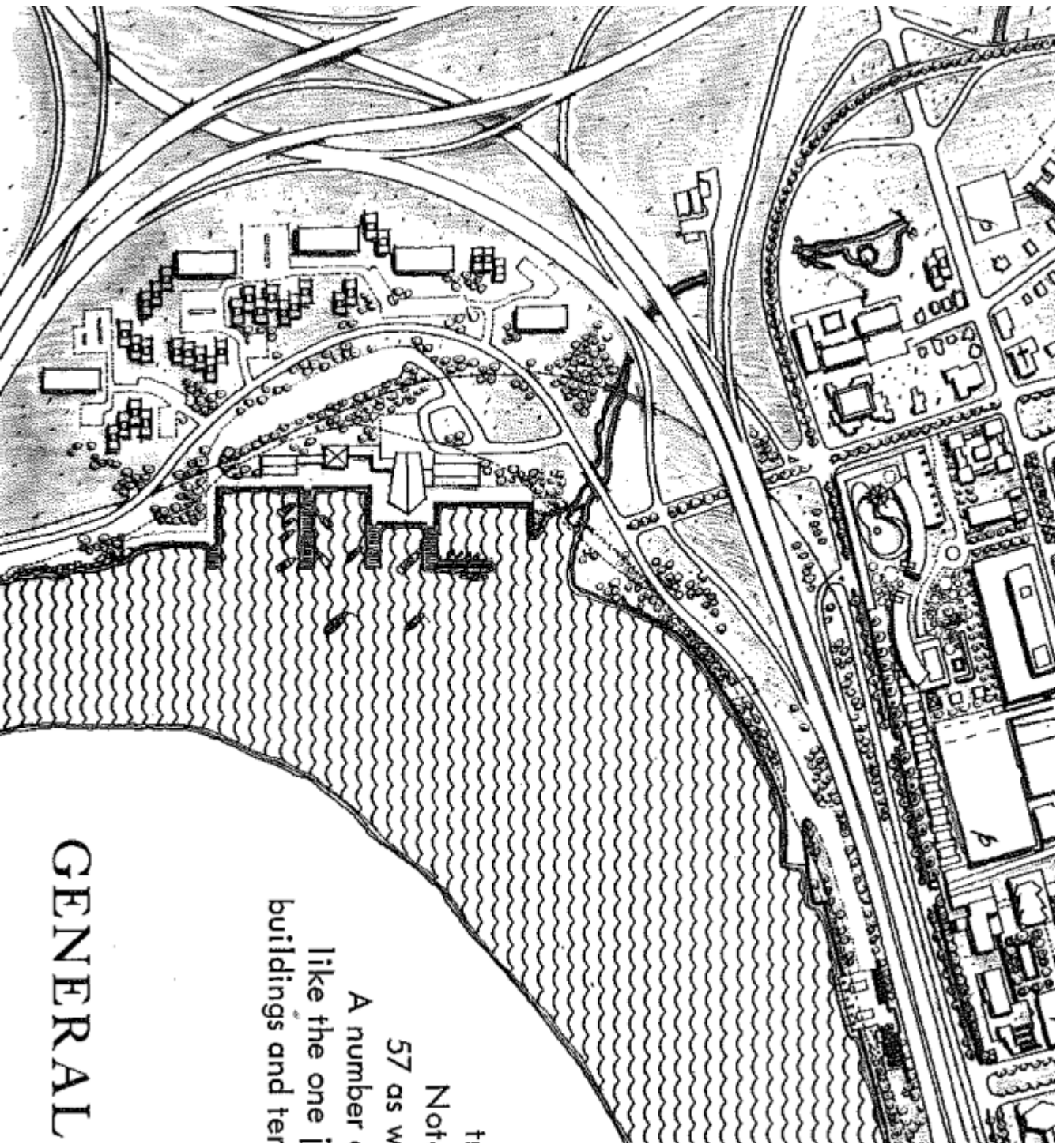
1934





1965

• 19





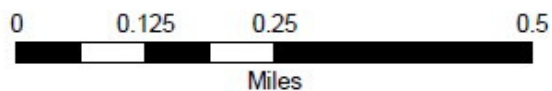
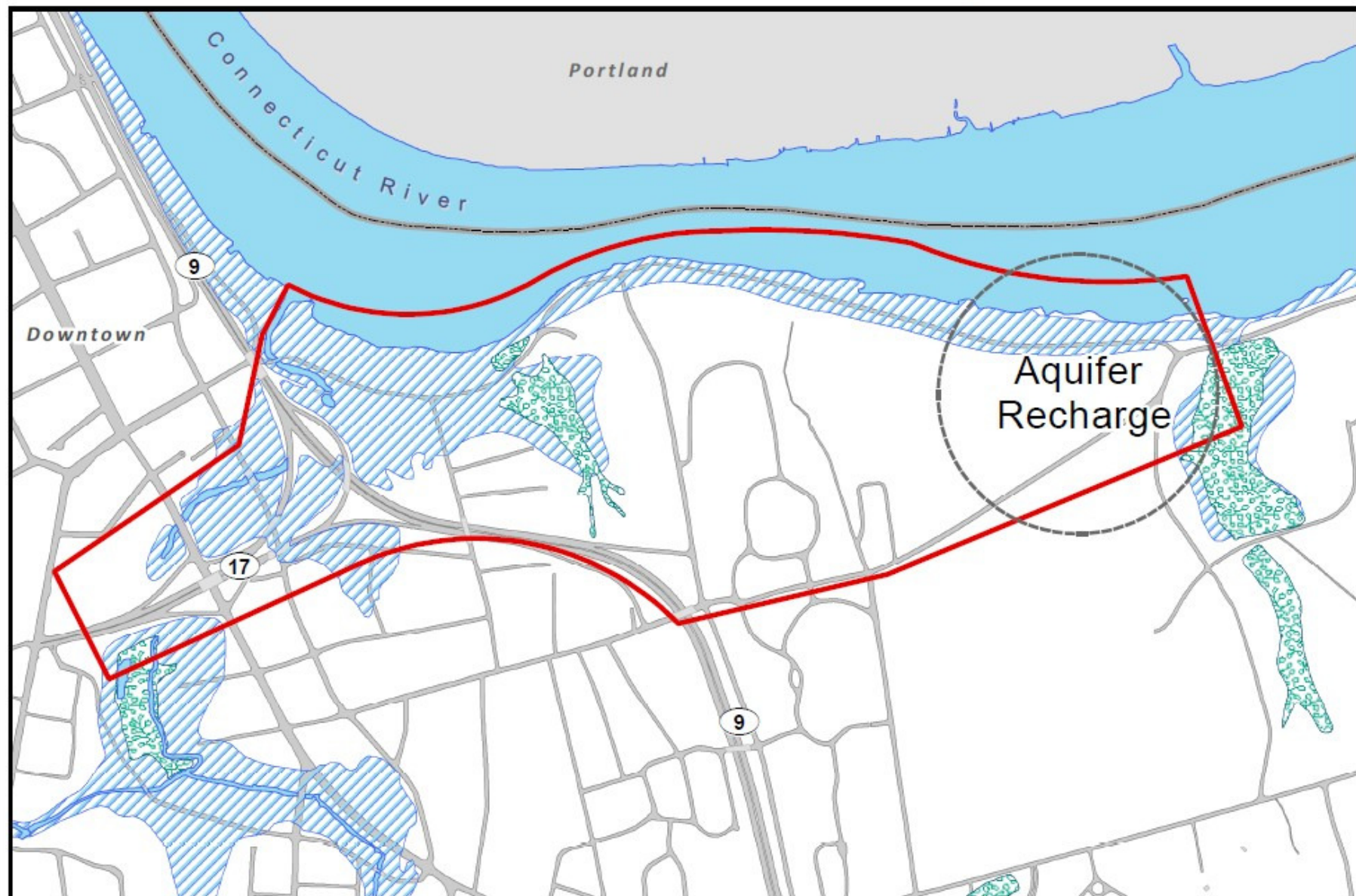
Constraints to Development

Huge potential, but equally huge
constraints

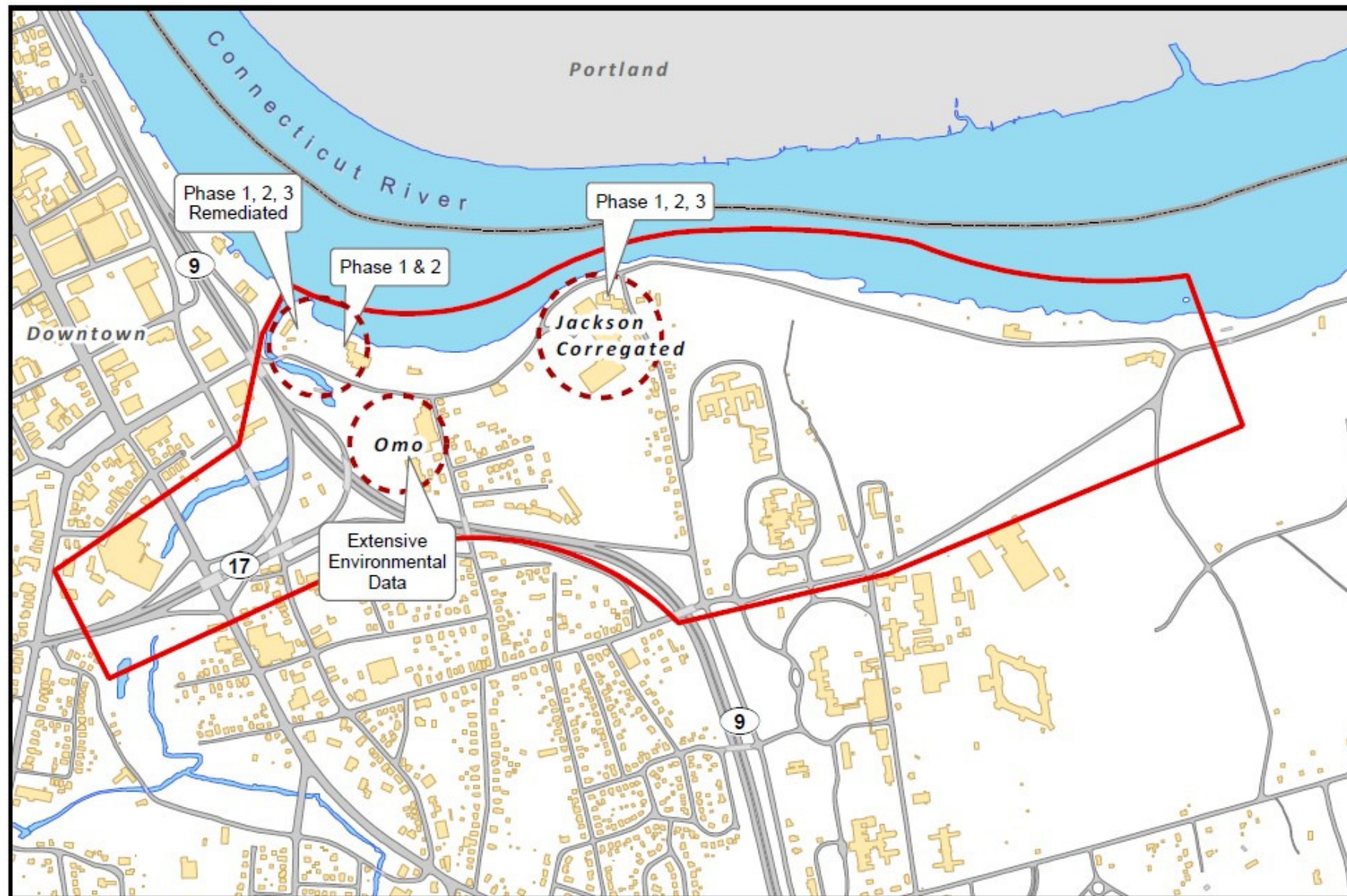
- Location of sewage treatment plant – Guy Russo
- Dredging - Army Corp / state permitting



Riverfront - Wetlands & Floodplain



Riverfront - Environmental

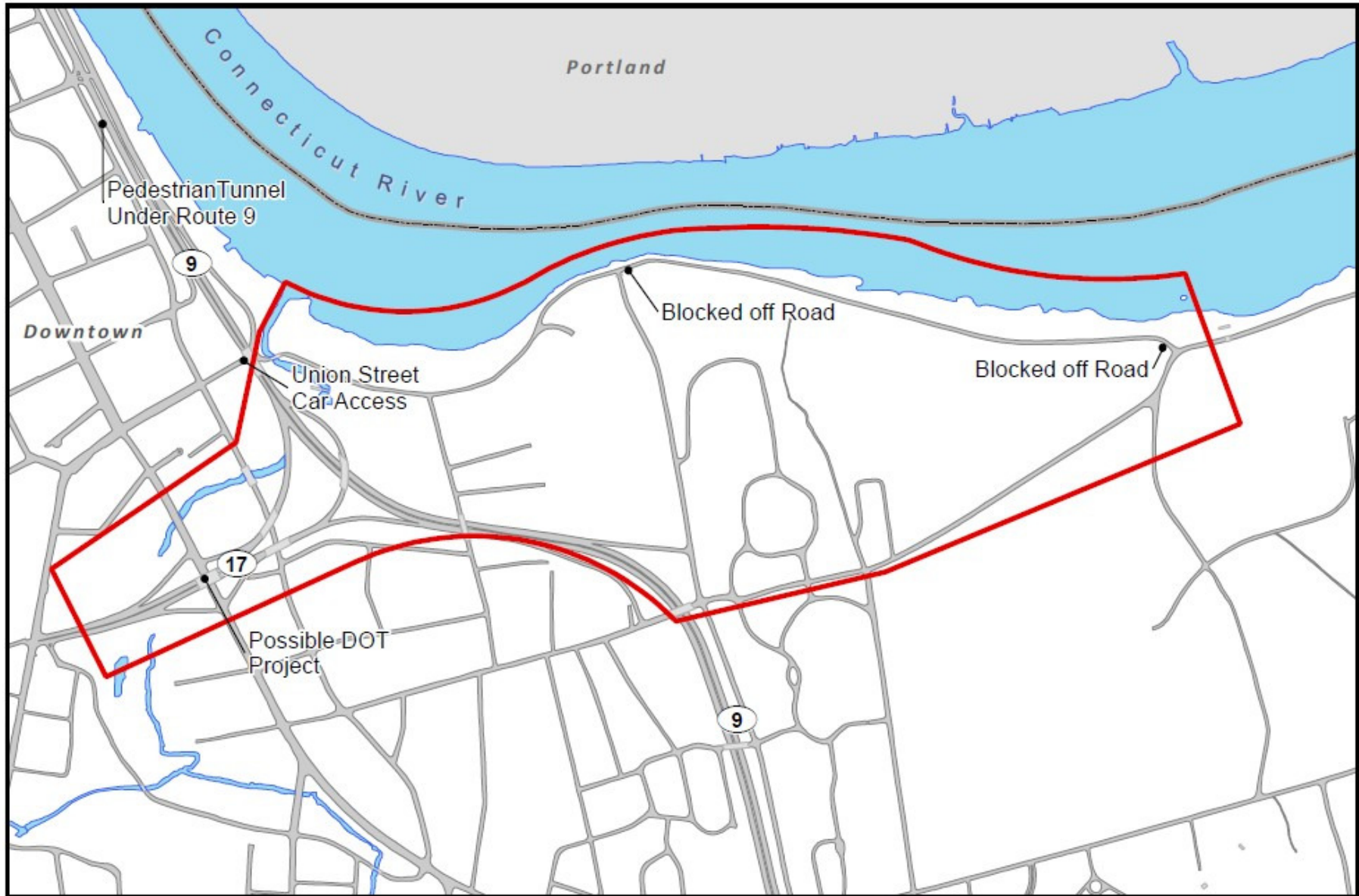


0 0.125 0.25 0.5
Miles

City Boundary Water
Riverfront Area Roads



Riverfront - Access



0 0.125 0.25 0.5
Miles

City Boundary

Riverfront Area

Water

Roads



Next Year

- Approval to eliminate treatment plant
- Determine if DOT has any plans for Route 9
- Develop a Vision for the area similar to downtown vision of 1993



Introduction

"Reclaiming One of the Last Great Places on Earth" was the headline in a recent article in the New York Times describing the City of Middletown's efforts to re-connect with the Connecticut River. These efforts are focused on a compact area adjacent to the river that presents both challenges and great opportunities.

This area:

- Is approximately 100 miles from Boston and New York and has a population of approximately three million people within a one hour drive;
- Contains 85 acres with the potential for great access to the river and the downtown area;
- Has 2,500 feet of frontage along the River;
- Has 3,500 feet of frontage along Route 9; and
- Is adjacent to vibrant residential and commercial neighborhoods.

Complementary Efforts

A number of on-going activities complement the City's efforts to re-invigorate the riverfront:

The Connecticut River has been designated an American Heritage River, increasing the potential for federal funding for various projects;

Connecticut Department of Transportation re-design of Route 9 in this area could result in better access to the River, a more pedestrian-friendly environment, and additional areas for development;

- Federal funding has been made available to determine whether environmental contamination exists in the area and to develop strategies for any clean up;
- Plans are being developed to remove the sewage treatment plant from the riverfront area. This will free up an additional 11 acres of waterfront property.

The purpose of this document is to present a unified vision for this most important area of Middletown.



The Study Area







Next 5 Years

- Establish Zoning regulations to promote and require uses consistent with the Vision.
- Investigate dredging
- Coordinate OMO Superfund cleanup with EPA to help realize the Vision.
- Move the treatment plant
- Shovel ready